

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

MONDAY 9 DECEMBER 2024

**Minutes of a Meeting of the Development Determination Panel
held on Wednesday 27 November 2024 Electronically determined**

The item was deferred from the meeting of the 27 November 2024.

The minutes were electronically determined on the 9 December 2024.

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

3.2 DA2024/0635 - 20 BEATTY STREET BALGOWLAH HEIGHTS - DEMOLITION WORKS AND CONSTRUCTION OF A DWELLING HOUSE INCLUDING A SWIMMING POOL

PANEL MEMBERS

Daniel Milliken	Manager, Development Assessment
Steve Findlay	Manager, Development Assessment
Toby Philp	Principal Planner, Strategic & Place Planning

PROCEEDINGS IN BRIEF

Panel members visited the site and surrounds.

The Panel was addressed by an objector and representatives of the applicant.

The Panel delayed the determination to request amended plans from the applicant and additional assessment from the assessing officer.

These plans have been submitted and a Supplementary Memo prepared by the assessing officer. The Panel has reviewed the plans and Supplementary Memo and are satisfied that the amended proposal is acceptable and will not result in any unreasonable impacts to surrounding properties.

The Panel therefore concurred with the Officer's Assessment Report, Supplementary Memo and recommendation.

STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Manly LEP 2013 and the Manly DCP 2013 subject to conditions.

COMMUNITY CONSULTATION

Issues raised in the submissions have been taken into account in the report and the meeting.

DECISION ON EXCEPTIONS TO DEVELOPMENT STANDARDS

A. The Panel is satisfied that:

- 1) the applicant's written request under clause 4.6 of the Manly LEP 2013 seeking to justify a contravention of clause 4.3 Height of Buildings and 4.4 Floor Space Ratio development standard has adequately addressed and demonstrated that:
 - a) compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contravention.
- 2) the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives for development within the zone in which the development is proposed to be carried out.

B. The Panel assumes the concurrence of the Secretary, Department Planning and Environment required under clause 4.6.

DETERMINATION OF DEVELOPMENT APPLICATION

THAT Council as the consent authority, **approves** Application No. DA2024/0635 for demolition works and construction of a dwelling house including a swimming pool at Lot 2 DP 554948, 20

Beatty Street BALGOWLAH HEIGHTS subject to the conditions set out in the Assessment Report, with the following changes:

1. The amendment of the condition 1, to read as follows:

Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
A1012	F	Site Plan	BJB Architects	28 November 2024
A1021	F	Demolition Plan	BJB Architects	28 November 2024
A1022	F	Erosion and Sediment Control Plan	BJB Architects	28 November 2024
A1023	F	Excavation Plan	BJB Architects	28 November 2024
A1102a	F	Lower Ground Floor Plan - Front	BJB Architects	28 November 2024
A1101b	F	Lower Ground Floor Plan - Rear	BJB Architects	28 November 2024
A1102a	F	Upper Ground Floor Plan - Front	BJB Architects	28 November 2024
A1102b	E	Upper Ground Floor Plan - Rear	BJB Architects	28 November 2024
A1103a	F	First Floor Plan - Front	BJB Architects	28 November 2024
A1103b	F	First Floor Plan - Rear	BJB Architects	28 November 2024
A1104a	F	Roof Plan - Front	BJB Architects	28 November 2024
A1104b	F	Roof Plan - Rear	BJB Architects	28 November 2024
A1201	F	Sections	BJB Architects	28 November 2024
A1202	F	Sections	BJB Architects	28 November 2024

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A1301	F	East and North Elevation	BJB Architects	28 November 2024
A1302	F	West and South Elevation	BJB Architects	28 November 2024
A1303	F	Streetscape Elevation	BJB Architects	28 November 2024
A1601	F	West Management Plan	BJB Architects	28 November 2024
L-02	B	Site Plans	Site Design and Studios	9 May 2024
L- 04	B	Existing Tree Plan	Site Design and Studios	9 May 2024
L-10	B	First Ground Floor Plan - Rear	Site Design and Studios	9 May 2024
L-11	B	Planting Details	Site Design and Studios	9 May 2024
1/C	-	Stormwater Management Plan	Taylor Consulting	9 May 2024

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Arboricultural Report	-	Jacksons Nature Works	10 May 2024
Geotechnical Investigation Report	-	Core Geotech	21 April 2024
BASIX Certificate No. 1746865S_03	-	Integreco Consulting	25 September 2024

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Vote: 3/0

This is the final page of the Minutes comprising 7 pages numbered 1 to 7 of the Development Determination Panel meeting held on Monday 9 December 2024.